

**PLANNING BOARD**  
**TOWN OF WILBRAHAM**  
240 Springfield Street  
Wilbraham, Massachusetts 01095

Jeffrey Smith, Chairman  
John McCloskey  
James Moore  
Tracey Plantier  
James Rooney  
Gordon Allen, Associate



John Pearsall, Planning Director  
Heidi Burnham, Admin. Assistant

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**MINUTES OF THE WILBRAHAM PLANNING BOARD**  
**WEDNESDAY, JANUARY 13, 2021**

In attendance: Chairman Jeffrey Smith  
John McCloskey  
James Moore  
Tracey Plantier  
James Rooney  
Gordon Allen, Associate

Staff: John Pearsall, Planning Director  
John Walsh, Building Inspector  
Heidi Burnham, Administrative Assistant

Chairman Jeffrey Smith called the meeting to order at 6:00 PM and announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Wilbraham Planning Board is being conducted exclusively via remote participation.

This meeting was recorded in its entirety in digital video format.

**1. Approval of Minutes – December 16, 2020**

Chairman Smith called for a motion to approve the minutes of the December 16, 2020 Planning Board meeting and asked if there were any comments or revisions.

**MOTION (PLANTIER, ROONEY): I move that the Board approve the minutes of the December 16, 2020 Planning Board meeting as submitted. Approved by roll call vote (5-0).**

**2. Building Inspector's Report**

Building Inspector John Walsh reported on recent building permit activity. There were 100 more permits in the year 2020 than in the previous year including a number of permits to repair homes from storm damage.

**3. Miscellaneous Information**

**A. Zoning By-Law Revised Pages – Supplement No. 29 (October 2020)**

**B. Status Report – January 2020**

The Planning Board reviewed the above referenced informational items.

4. **Appointment Anthony Carnevale**

**Nano Brewery Zoning By-Law Amendment Proposal**

Developer Anthony Carnevale appeared before the Planning Board to request the sponsorship of a nanobrewery amendment to the Wilbraham Zoning By-Law for consideration at the 2021 Annual Town Meeting. Mr. Carnevale is working with a prospective commercial tenant who would like to operate a small craft brewery on the first floor of the proposed Mixed Use Building that was recently approved for property located off Burt Lane in the Village Center. The Board discussed the merits of the proposal and determined that one option would be to define nanobrewery as a craft brewery operation with an annual production limit less than the existing microbrewery definition and to add nanobrewery as a special permit use in the Neighborhood Office & Neighborhood Shopping zoning districts. Planning Director Pearsall stated that he has sample language that has been adopted in other communities and will prepare a proposal for consideration by the Board at a future meeting.

5. **Public Hearing (Continued from 12/16/20)**

**Special Permit Application (SP20-08)**

**Detached Accessory Building – Zimmerman Residence, 14 Brookmont Drive**

Chairman Smith opened the public hearing at 7:10 PM and read the legal notice into the record. Kurt Zimmerman of 14 Brookmont Drive appeared before the Planning Board requesting the public hearing be continued to February 17, 2021 in order to give him time to meet with the Conservation Commission.

**MOTION (PLANTIER, ROONEY): I move that the Board continue the public hearing to February 17, 2021 at 6:30pm. Approved by roll call vote (5-0).**

6. **Public Hearing - Special Permit Application (SP20-09)**

**Accessory In-Law Apartment - Macdonald Residence – 1 Whisper Walk**

Chairman Smith opened the public hearing at 7:17 PM and read the legal notice into the record. Homeowner Frederick Macdonald and builder R.J. Chapdelaine appeared before the Planning Board and presented plans for the construction of an addition to the Macdonald residence for use as an accessory in-law apartment on property located at 1 Whisper Walk. The Board granted the special permit application after reviewing the plans and finding the proposed use in conformance with zoning requirements.

**MOTION (PLANTIER, ROONEY): I move that the Board grant Special Permit SP20-09 subject to conditions of approval contained in the draft Notice of Decision dated January 13, 2021 and authorize the Planning Director to sign said decision on behalf of the Planning Board. Approved by roll call vote (5-0).**

7. **Public Hearing - Cooley Drive Extension Subdivision**

**Land of Church of the Epiphany – 19V Cooley Drive**

Chairman Smith opened the public hearing at 7:33 PM and read the legal notice into the record. Developer Anthony Carnevale, the Subdivider for Cooley Drive Extension Subdivision, appeared before the Planning Board requesting the public hearing be continued to January 27, 2021 to allow additional time to revise the subdivision plans based on comments from the Town.

**MOTION (PLANTIER, ROONEY): I move that the Board continue the public hearing to January 27, 2021 at 7:00pm. Approved by roll call vote (5-0).**

8. **Nonsub Plan 21-01**

**Land of 2 Crane Park, LLC – 466 Main St, 468-470 Main St & 6 Burt Lane**

The Planning Board reviewed and approved a plan submitted by 2 Crane Park, LLC to combine existing lots in common ownership located at 466 Main Street, 468-470 Main Street and 6 Burt Lane into a single new lot with an address to remain 6 Burt Lane.

**MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve Nonsub Plan 21-01 as submitted and authorize the Chairman to endorse the plan with the Board's determination that approval under the subdivision control law is not required. Approved by roll call vote (5-0)**

9. **Annual Town Report for 2020**

The Planning Board reviewed and approved the above informational item.

**MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the Annual Town Report for 2020 as drafted. Approved by roll call vote (5-0)**

10. **Chapter 61A Notice of Right of First Refusal - Land of Matthews, 186V Tinkham Road**

John Pearsall and Chairman Smith attended an Executive Session meeting with the Board of Selectman on December 21, 2020 to discuss the notice of intent to purchase the Matthews property located at 186V Tinkham Road by Big Sky Solar, LLC and the option to exercise the Town's right of first refusal under Chapter 61A. It was noted that the Open Space & Recreation Plan Committee and the Community Preservation Committee are considering the merits of purchasing the property for open space purposes and are researching the possibility of defraying the cost of the acquisition with a combination of state grants, land trust funding, town CPA money and/or limited development through the sale of potential building lots. The Board of Selectmen has asked the Planning Board for comments regarding this matter and it was agreed that Chairman Smith will draft a letter to the Board of Selectmen for review at the next meeting.

11. **Planning Director's Report & Planning Board Updates**

Tracey Plantier advised the Board that the Pioneer Valley Planning Commission is working with the Town to prepare a state funded Municipal Vulnerability Preparedness (MVP) Plan focusing on proactive steps to reduce the negative impacts of climate change.

Having no further business, the meeting was adjourned by unanimous consent at 8:33 PM. The Board will reconvene at its next meeting on **Wednesday, January 27, 2021 at 6:00 PM.**

Submitted:

Approved As To Form And Content:



Heidi Burnham, Admin. Assistant

Date: 1/22/2021



Jeffrey Smith, Chair

Date: 1/27/21